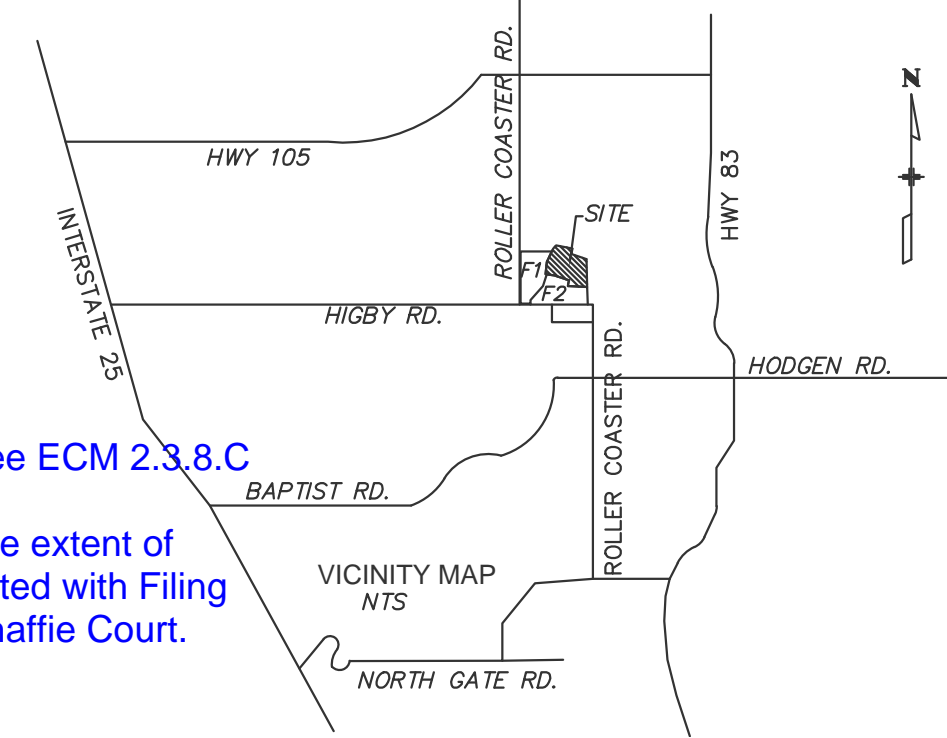


JACKSON RANCH FILING NO. 3

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C1	37°44'39"	570.00	375.49	S21°59'05"W	368.74
C2	7°39'29"	570.00	76.19	S44°41'09"W	76.13
C3	50°22'24"	480.00	419.21	N23°29'42"E	408.02
C4	2°01'58"	630.00	319.20	S34°02'00"W	315.80
C5	90°00'00"	15.00	23.56	N03°30'54"E	21.21
C6	39°09'24"	300.00	205.02	N61°03'48"W	201.06
C7	11°15'00"	100.55	19.74	N86°16'01"W	19.71
C8	11°15'00"	100.55	19.74	S82°28'59"W	19.71
C9	66°32'29"	60.00	69.68	S69°52'16"E	63.33
C10	30°00'00"	60.00	31.42	S21°58'02"E	31.06
C11	48°22'35"	60.00	50.66	S17°35'16"W	49.17
C12	42°19'24"	60.00	44.32	S62°56'16"W	43.32
C13	37°45'32"	60.00	39.54	N77°17'17"W	38.83
C14	22°30'00"	100.55	39.49	S69°23'31"E	39.23
C15	71°1'40"	360.00	45.20	N77°02'41"W	45.17
C16	31°57'45"	360.00	200.83	N57°25'59"W	198.23
C17	80°00'00"	15.00	23.56	S88°29'06"W	21.21
C18	37°53'03"	420.00	277.71	N29°54'22"E	272.68

NOTES:

- FOUND ALIQUOT CORNER AS SHOWN
- FOUND (F) SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LEGACY TITLE GROUP, LLC, FILE NO. 19856LGT, EFFECTIVE DATE MARCH 20, 2017.

THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, S88°46'41"W - 2639.80 FEET AND THE LINE IS MONUMENTED AS SHOWN.

UNITS OF MEASURE ARE U.S. SURVEY FEET

N.R. DENOTES A NON-RADIAL LINE

ACCEPTANCE CERTIFICATE FOR TRACT:

THE DEDICATION OF TRACT A IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE JACKSON RANCH HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF:

THE AFOREMENTIONED JACKSON RANCH HOMEOWNERS ASSOCIATION HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF ____ 2017.

MARLENE BROWN, PRESIDENT
JACKSON RANCH HOMEOWNERS ASSOCIATION

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2017 BY MARLENE BROWN, PRESIDENT, JACKSON RANCH HOMEOWNERS ASSOCIATION

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF THE SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLASURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS ____ DAY OF ____ 2017.

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

Label what tract A is utilized as.

Add drawing/bar scale and north arrow

Label "drainage easement"

Add a temporary cul-de-sac. See ECM 2.3.8.C for requirements. Alternative would be to adjust the extent of Jackson Ranch Court being platted with Filing 3 to the curb return north of Mahaffie Court.

label asphalt (for both roads)

label the 30' perimeter utility easement as shown on the preliminary plan

Revise to "Planning and Community Development Department"

Revise to 16-454

Revise to Planning and Community Development Department

NOTES:

- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY BE MORE EXPENSIVE TO DESIGN, INSTALL AND MAINTAIN.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT AND NATURAL FEATURES REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THE PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THE OWNERS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT NO. _____
- WATER IN THIS SUBDIVISION IS BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE APPROACH. APPLICANTS, THE HOMEOWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS AND ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES GENERATIONS WITH A WATER SUPPLY.
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JACKSON RANCH AS RECORDED AT RECEPTION NO. 215010695 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE BYLAWS OF JACKSON RANCH HOMEOWNERS ASSOCIATION RECORDED AT RECEPTION NO. 215010696 OF SAID EL PASO COUNTY RECORDS.
- THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY
- PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE EL PASO COUNTY TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 12-382) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
- NO-BUILD AREAS: NO PERMANENT DWELLING UNIT, WATER WELL OR WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED IN THE NO-BUILD AREAS SHOWN ON THIS PLAT. DRAINAGE AND OTHER IMPROVEMENTS ARE ALLOWED IN NO-BUILD AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, FENCES, DRAINAGE CULVERTS AND SHEDS.
- DRAINAGE EASEMENTS: NO PERMANENT DWELLING UNIT, TEMPORARY STRUCTURES, INCLUDING SHEDS AND OUT BUILDING, WATER WELL OR WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED IN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. DRAINAGE CULVERTS AND FENCES THAT DO NOT BLOCK OR IMPEDE STORM WATER RUNOFF ARE ALLOWED IN AND ACROSS DRAINAGE EASEMENTS.
- SOILS, GEOLOGY, GEOLOGIC HAZARD, AND WASTEWATER STUDY FOR JACKSON RANCH DATED FEB 3, 2016. PREPARED BY ENTECH ENGINEERING FOUND IN DSD FILE #SF-16-002.
- TRACT A IS DEDICATED TO THE JACKSON RANCH HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE

Please add a note identifying the uses or purpose of Tract A.

Please add a note identifying the utility providers serving the development.

Please add note 3 and the GEO constraint note (modify as appropriate) as it pertains to this plat from the approved preliminary plan to this plat.

EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH, SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FEET EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; THE DEVELOPMENT BOUNDARY IS HEREBY PLATTED WITH A THIRTY (30) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; TRACT A IS HEREBY DEDICATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT IN ITS ENTIRETY; THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.

Add a floodplain statement.

BE IT KNOWN BY THESE PRESENTS:

THAT FOUR GATES LAND DEVELOPMENT, LLC, MARLENE BROWN, MANAGER IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(THE SOUTH LINE OF THE NORTHWEST QUARTER IS THE BASIS OF BEARINGS FOR THIS DESCRIPTION. S88°46'41"W A DISTANCE OF 2639.80 FEET AND IS MONUMENTED BY A 2 1/2" DIAMETER ALUMINUM CAP L.S. #23890 ON THE EAST AND A 2 1/2" DIAMETER ALUMINUM CAP L.S. # 9853 ON THE WEST; THE DIRECTION IS BASED ON THE OLDBOROUGH HEIGHTS SUBDIVISION RECORDED AT RECEPTION NO. 203230835 OF THE EL PASO COUNTY RECORDS)

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 21 AS MONUMENTED BY A 2 1/2" DIAMETER ALUMINUM CAP L.S. # 23890; THENCE S88°46'41"W ON THE SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 527.54 FEET; THENCE N01°13'19"W A DISTANCE OF 45.00 FEET TO THE SOUTHEAST CORNER OF LOT 8, AS PLATTED BY THE JACKSON RANCH SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. 216713859 OF SAID EL PASO COUNTY RECORDS;

THENCE N01°31'31"E ON THE EAST LINE OF SAID JACKSON RANCH FILING NO. 2 SUBDIVISION, SAID LINE BEING COINCIDENTAL WITH THE WEST LINE OF THE MONUMENT SUBDIVISION EXEMPTION PLAT AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 213713382 OF SAID EL PASO COUNTY RECORDS; A DISTANCE OF 487.00 FEET TO THE POINT OF BEGINNING;

THE FOLLOWING SIX (6) COURSES ARE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID JACKSON RANCH FILING NO. 2 SUBDIVISION

1. THENCE N87°03'58"W A DISTANCE OF 601.32 FEET;
2. THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 630.00 FEET, THROUGH A CENTRAL ANGLE OF 16°23'21", AN ARC DISTANCE OF 180.21 FEET, THE LONG CHORD OF WHICH BEARS N11°17'25"E A DISTANCE OF 179.59 FEET;
3. THENCE N70°30'54"W A DISTANCE OF 471.00 FEET;
4. THENCE N82°58'17"W A DISTANCE OF 280.00 FEET;
5. THENCE N05°04'34"E A DISTANCE OF 381.79 FEET;
6. THENCE N25°16'41"E A DISTANCE OF 353.88 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST CORNER OF TRACT A, AS PLATTED BY SAID JACKSON RANCH FILING NO. 2;

THENCE S88°42'39"W ON SAID NORTH LINE A DISTANCE OF 133.04 FEET TO THE NORTHWEST CORNER OF SAID TRACT A;

THENCE N40°54'02"E A DISTANCE OF 287.51 FEET; THENCE S78°36'35"E A DISTANCE OF 606.61 FEET; THENCE S11°32'49"W A DISTANCE OF 214.45 FEET; THENCE S71°39'30"E A DISTANCE OF 424.95 FEET; THENCE S79°22'10"E A DISTANCE OF 60.00 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 480.00 FEET, THROUGH A CENTRAL ANGLE OF 12°09'21", AN ARC DISTANCE OF 101.84 FEET, THE LONG CHORD OF WHICH BEARS N4°33'32"E A DISTANCE OF 101.65 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE MONUMENT SUBDIVISION EXEMPTION PLAT;

THENCE S01°31'31"E ON SAID WEST LINE A DISTANCE OF 939.83 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THE DESCRIBED TRACT CONTAINS 26.215 ACRES, MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, A TRACT, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF JACKSON RANCH FILING NO. 3. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF:

THE AFOREMENTIONED FOUR GATES LAND DEVELOPMENT, LLC, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF ____ 2017.

FOUR GATES LAND DEVELOPMENT, LLC
MARLENE BROWN, MANAGER

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2017 BY MARLENE BROWN, MANAGER FOUR GATES LAND DEVELOPMENT, LLC.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR JACKSON RANCH FILING NO. 3 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS ____ DAY OF ____ OF 2017, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT DATE

COUNTY ASSESSOR DATE

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF ____ 2017, AND IS DULY RECORDED AT RECEPTION NO. ____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY: _____
COUNTY CLERK AND RECORDER

FEE: _____

SURCHARGE: _____

FEES:

DRAINAGE FEES: _____

BRIDGE FEES: _____

SCHOOL FEES: _____

PARK FEES: _____

Revise to
PCD File # SF-17-017

PREPARED BY
LWA LAND SURVEYING, INC.

2906 BEACON STREET, SUITE B
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

DSD FILE #SF-17-____

JACKSON RANCH FIL 2.dwg
APRIL 27, 2017
PROJECT 12093
SHEET 1 OF 1

Markup Summary

dsdlaforce (10)

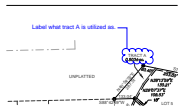


Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/26/2017 9:06:06 AM
Color: ■

Add the following note: "Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Jackson Ranch Court or Mahaffie Court"

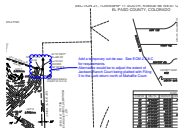


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Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/14/2017 10:28:28 AM
Color: ■



Subject: Cloud+
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/12/2017 11:22:02 AM
Color: ■

Label what tract A is utilized as.

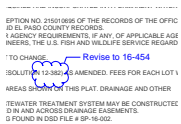


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Date: 6/14/2017 10:29:15 AM
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Add a temporary cul-de-sac. See ECM 2.3.8.C for requirements.
Alternative would be to adjust the extent of Jackson Ranch Court being platted with Filing 3 to the curb return north of Mahaffie Court.



Subject: Arrow
Page Label: 1
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Checkmark: Unchecked
Author: dsdlaforce
Date: 6/14/2017 10:29:27 AM
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Subject: Cloud+
Page Label: 1
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Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/12/2017 11:08:38 AM
Color: ■

Revise to 16-454

Add drawing/bar scale and north arrow

UNPLATTED

Subject: Text Box
Page Label: 1
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Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/12/2017 11:03:07 AM
Color: ■

Add drawing/bar scale and north arrow



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Page Label: 1
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Status:
Checkmark: Unchecked
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Date: 6/12/2017 11:25:34 AM
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Revise to "Planning and Community Development Department"



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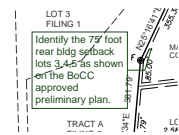
Revise to PCD File # SF-17-017



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Author: dsdlaforce
Date: 6/26/2017 9:06:14 AM
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Add a floodplain statement.

dsdparsons (11)



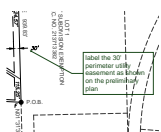
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Date: 6/26/2017 9:18:21 AM
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Identify the 75' foot rear bldg setback lots 3,4,5 as shown on the BoCC approved preliminary plan.



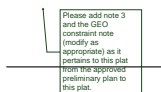
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Please add a note identifying the utility providers serving the development.



Subject: Callout
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Checkmark: Unchecked
Author: dsdparsons
Date: 6/26/2017 9:19:17 AM
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label the 30' perimeter utility easement as shown on the preliminary plan



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Author: dsdparsons
Date: 6/26/2017 9:26:00 AM
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Please add note 3 and the GEO constraint note (modify as appropriate) as it pertains to this plat from the approved preliminary plan to this plat.



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Date: 6/26/2017 9:23:11 AM
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Delete please. No PID inclusion is requested



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Revise to Planning and Community Development Department



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Author: dsdparsons
Date: 6/26/2017 9:01:56 AM
Color: ■

Revise to Planning and Community Development Department



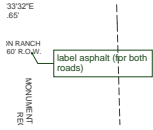
Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/26/2017 9:03:13 AM
Color: ■

Please add a note identifying the uses or purpose of Tract A.



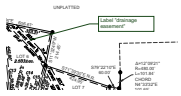
Subject: Callout
Page Label: 1
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/26/2017 8:56:53 AM
Color: ■

President



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/26/2017 9:19:40 AM
Color: ■

label asphalt (for both roads)



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/26/2017 9:20:51 AM
Color: ■

Label "drainage easement"

Markup Summary

dsdlaforce (10)

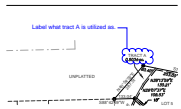


Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/26/2017 9:06:06 AM
Color: ■

Add the following note: "Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Jackson Ranch Court or Mahaffie Court"

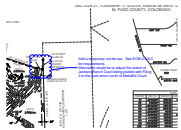


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Status:
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Author: dsdlaforce
Date: 6/14/2017 10:28:28 AM
Color: ■



Subject: Cloud+
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/12/2017 11:22:02 AM
Color: ■

Label what tract A is utilized as.

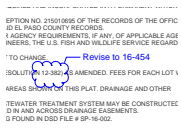


Subject: Cloud+
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/14/2017 10:29:15 AM
Color: ■

Add a temporary cul-de-sac. See ECM 2.3.8.C for requirements.
Alternative would be to adjust the extent of Jackson Ranch Court being platted with Filing 3 to the curb return north of Mahaffie Court.



Subject: Arrow
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/14/2017 10:29:27 AM
Color: ■



Subject: Cloud+
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/12/2017 11:08:38 AM
Color: ■

Revise to 16-454

Add drawing/bar scale and north arrow

UNPLATTED

Subject: Text Box
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/12/2017 11:03:07 AM
Color: ■

Add drawing/bar scale and north arrow



Subject: Cloud+
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/12/2017 11:25:34 AM
Color: ■

Revise to "Planning and Community Development Department"



Subject: Cloud+
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/12/2017 11:01:58 AM
Color: ■

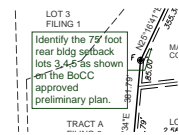
Revise to
PCD File # SF-17-017



Subject: Callout
Page Label: 1
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Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 6/26/2017 9:06:14 AM
Color: ■

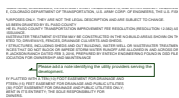
Add a floodplain statement.

dsdparsons (11)



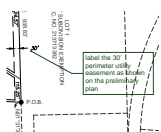
Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/26/2017 9:18:21 AM
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Identify the 75' foot rear bldg setback lots 3,4,5 as shown on the BoCC approved preliminary plan.



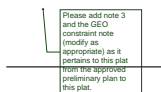
Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/26/2017 9:08:06 AM
Color: ■

Please add a note identifying the utility providers serving the development.



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/26/2017 9:19:17 AM
Color: ■

label the 30' perimeter utility easement as shown on the preliminary plan



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/26/2017 9:26:00 AM
Color: ■

Please add note 3 and the GEO constraint note (modify as appropriate) as it pertains to this plat from the approved preliminary plan to this plat.



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/26/2017 9:23:11 AM
Color: ■

Delete please. No PID inclusion is requested



Subject: Cloud+
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/26/2017 9:00:27 AM
Color: ■

Revise to Planning and Community Development Department



Subject: Cloud+
Page Label: 1
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Status:
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Author: dsdparsons
Date: 6/26/2017 9:01:56 AM
Color: ■

Revise to Planning and Community Development Department



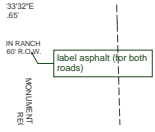
Subject: Callout
Page Label: 1
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/26/2017 9:03:13 AM
Color: ■

Please add a note identifying the uses or purpose of Tract A.



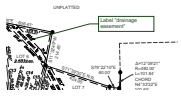
Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/26/2017 8:56:53 AM
Color: ■

President



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/26/2017 9:19:40 AM
Color: ■

label asphalt (for both roads)



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Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/26/2017 9:20:51 AM
Color: ■

Label "drainage easement"